Streetsville Ontario
February 10th, 1959.

The first meeting of the Streetsville Planning Board for the 1959 season was held this date in the Council Chambers with the following members present:-

J.M. Adamson
Geo. Parker
F.T. Smith
H. Armstrong
K. Timney
A. Arch

The meeting was called to order at 8:00 P.M. with Reeve Adamson acting as chairman. The appointment of a chairman for the ensuing year was the first order of business and it was

Moved by George Parker Seconded by F. Smith

That Arthur Arch be appointed as chairman of the Streetsville Planning Board for 1959.

MOTION CARRIED.

Mr. Adamson now vacated the chair in favour of Mr. Arch and the minutes of the meeting of November 26th, 1958, were read and adopted.

A letter dated January 22nd, 1959, from Maurice Foster, enclosing an executed deed and copy of survey of 50' of land which Emil and Johanna Christl request approval of Planning Board to sell to Erich J. Devogel, was now read. On studying the plan of survey submitted, it was discovered that, in order to make up a frontage of 50' it was necessary to encroach to the extent of 4'.46" onto the property on which the existing Christl apartment building is located. Since the Zoning by-law requires one parking space for each dwelling unit, it was found that the present parking facilities for the apartment building did not conform and to allow the sale of this 50' would further aggravate a situation already in contravention to the Zoning by-law. Therefore it was

Moved by G. Parker Seconded by K. Timney

That the application for approval of the deed of sale of West ½ Lot 4, Concession 4, WHS. submitted by Maurice Foster on behalf of E. & J. Christl, be denied.

MOTION CARRIED.

Letter dated December 10th, 1958, from Mr. H. Obee, Solicitor for Credholme Developments Co. Ltd., to the Village Council and referred to the attention of the Planning Board on January 14th requesting that Block "C" be re-zoned, was now read and discussed and it was

Moved by F. Smith Seconded by Geo. Parker

THAT the Secretary be instructed to inform Mr. Obee that the Planning Board is prepared at this time to rezone Blocks "C" and "D" to "industrial" usage as soon as advice has been received from the owners as to the division between "M-1" and "M-2" areas.

MOTION CARRIED.

Letter dated January 28th from Mr. C.S. Patterson, Secretary-Treasurer of the Public School Board, addressed to the Municipal Council and forwarded to the Planning Board on February 4th, re ten acre school site - Credholme Developments, was now read and it was decided that this letter be filed for future action and Mr. Patterson so advised.

It was now
Moved by K. Timney Seconded by H. Armstrong
THAT Planning Board request a grant of $1,000.00 from the Municipal Council; $500.00 of which is to be paid as soon as possible and the balance as needed.
MOTION CARRIED.

Letter dated January 23rd from Derek Little on behalf of his client Wm. J. Whaley, addressed to the Municipal Council and forwarded for the attention of the Planning Board on February 3rd, was now read. Since it was the understanding that Mr. Whaley was primarily concerned at this time to have the area re-zoned from RA. to R.2 before incurring further expenses, it was
Moved by George Parker Seconded by H. Armstrong
THAT the Secretary advise Mr. Little that Planning Board approved his request to have Pt. E½ Lot 3, Con. V. WHS. rezoned from RA. to R-
MOTION CARRIED.

After some discussion, it was
Moved by K. Timney Seconded by Geo. Parker
THAT the regular Planning Board meetings be held on the fourth Tuesday of each month.
MOTION CARRIED.

The meeting adjourned at 9:15 P.M.

Arthur Leach

STREETSVILLE, Ontario
February 27th, 1959.

A special meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present: Mr. Arthur Arch, Mr. Geo. Parker, Mr. J.M. Adamson, Mr. Frank T. Smith and Mr. Howard Armstrong.

The meeting was called to order at 8:10 P.M. and a letter from Messrs. Gerald and Noel Patterson, requesting the re-zoning of a section of the north-west corner of the C.H. Patterson property, was read. Messrs. Patterson were present seeking information as to the procedure in connection with the foregoing request. After some discussion, Messrs. Patterson were advised that it would be necessary for them to obtain and submit a plan of survey, together with drawings, before the Planning Board could make any commitments. Messrs. Patterson thanked the Board for hearing them and left the meeting.

Mr. Whaley and Mr. Derek Little of Municipal Planning Consultants, were present with respect to the re-zoning of Part E.½ Lot 3, Con.V. WHS. and, after some discussion it was

Moved by F.T. Smith Seconded by H.A.Armstrong

THAT the Planning Board agrees that the land known as proposed Whaley Subdivision, being part of E.½ Lot 3, Con.V.WHS should be re-zoned to R.3 conditional upon an agreement being executed in a form acceptable for ergistration on Title restricting the development of the property to single family occupancy only.

MOTION CARRIED.

Amendment Number 8 to the Official Plan, covering Mr. Whaley's property, was now discussed and approved and it was

Moved by H.A. Armstrong Seconded by F.T. Smith

THAT the Amendment No. 8, W.J. Whaley property, dated February 26th, 1959, be approved by Planning Board and be recommended to Council for adoption, and that the Chairman and Secretary sign the amendment.

MOTION CARRIED.

Mr. Little pointed out to the Planning Board that when he was preparing Amendment Number 8 to the Official Plan, he noticed that several discrepancies had crept in during the period of time in whichamendments had been made to it, and since this is not a desirable state of affairs, he was requested to make a thorough study of the Official Plan and submit his findings to the Planning Board, who in turn would turn the information over to Mr. George, Chairman of a Special Committee in charge of co-ordinating the older parts of the Village. Accordingly, it was

Moved by George Parker Seconded by J.M. Adamson

That we request that Mr. Little be asked to send the Planning Board a letter, pointing out the errors and making any suggestions, that could be made to the Official Plan already made in the Village.

MOTION CARRIED.

The meeting adjourned at 9:15 P.M.

STREETSVILLE, Ontario
March 24th, 1959.

The regular monthly meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present:-

Arthur Arch; Joseph Wingfelder; George Parker; Frank Smith; J.M. Adamson;

The meeting was called to order at 8:40 P.M. and the minutes of the meetings of February 10th and February 26th were read and adopted by motion.

Letter dated March 20th from Harvey Obee, Solicitor for Gredholme Developments Limited, requesting that Blocks "C" and "D" be rezoned "M-2" was now read. Mrs. Cottrell, who was present at the meeting in connection with the foregoing, discussed this matter with the Board and it was
Moved by F.T. Smith Seconded by J. Wingfelder
THAT the Planning Board approves the re-zoning of Blocks "C" and "D", being parts of Lots 7 and 8, Con.iv; WHS, to M-2 and requests that the Village Council submit a formal application for approval to the Ontario Department of Planning & Development.
MOTION CARRIED.

Letter dated March 2nd, from Maurice Foster on behalf of J. & E. Christl setting out the proposed parking area for the Christl apartments and enclosing the deed for the sale of 50' of land adjoining the apartment site, was now read and discussed. It was the decision of Planning Board that approval would not be granted for the sale of this parcel of land until such time as Mr. Christl has actually complied with the regulations governing the size and location of parking area; after which the Planning Board would personally inspect the parking facilities and report their recommendation. It was therefore
Moved by Frank Smith Seconded by Jos. Wingfelder
THAT, when Mr. Christl has completed the alterations to his parking lot and so informs the Planning Board, this Board or its representative, will personally inspect same and, after such inspection, they will deal with the request in Mr. Foster's letter of March 2nd.
MOTION CARRIED.

Letters dated March 10th from Annette Cottrell Limited and March 17th from L.M. McGillivary, with plans attached for the proposed Texaco Gasoline Service Station on the South-east corner of Alpha Mills Road and Queen Street North, were now read and the Secretary was instructed to reply advising these parties that when approval has been received for the re-zoning of this property, they will be in a position to deal with this application.

Letter dated March 13th from the Department of Planning and Development re proposed Amendment #8 to the Official Plan was now read and the Secretary was requested to comply with the regulations set out under Section 10(1)(b) of The Planning Act.

Letter dated March 16th from Municipal Planning Consultants re discrepancies in the Official Plan was now read and the Board decided that the Secretary would contact Mr. Little and ascertain, if possible, the approximate cost of making these changes before further action would be taken.

Letter dated March 17th from L.M. McGillivary, Clerk, enclosing two copies of draft plan of subdivision by Dolphin Development on the excess High School property and requesting that the Board's approval be endorsed thereon, was now read and it was

Moved by F.T. Smith Seconded by J. Wingfelder

THAT the Planning Board approve the draft plan of subdivision by Dolphin Development Company on part of E½ Lot 4, Con.V. WHS and that the Chairman and Secretary be authorized to endorse approval on one copy of the plans.

MOTION CARRIED.

The matter of the appointment of Mr. Derek Litfie as planning consultant for the Planning Board was now discussed and it was decided that a meeting would be arranged between Mr. Little and members of the Planning Board for Monday evening, March 30th, at 7:00 P.M.

The meeting adjourned at 9:50 P.M.

Chairman

Streetsville, Ontario
April 13th, 1959.

A special meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present:- A. Arch, J.M. Adamson, Geo. Parker, F.T. Smith, H. Armstrong.

The meeting was called to order at 7:30 P.M. and the minutes of the meeting of March 24th were read and adopted by motion.

The meeting was called for the purpose of discussing an amendment to the Official Plan prepared by Mr. Derek Little of Municipal Planning Consultants Limited, requesting approval for the re-zoning of the lands recently annexed to the Village under The Ontario Municipal Board's files P.F.M. 7109 and P.F.M. 7857.

After study and discussion, it was
Moved by F.T. Smith Seconded by H.A. Armstrong
THAT the Planning Board recommend to Council the adoption of Amendment Number 9 to the Official Plan and that the Chairman and Secretary be authorized to sign same.
MOTION CARRIED.

Mr. Jos. Wingfelder now arrived at the meeting.

An amendment to the zoning by-law, with map attached, prepared by Mr. Little was now read and discussed and it was
Moved by F.T. Smith Seconded by H.A.Armstrong
THAT the Planning Board recommend to Council an Amendment to By-law 1202 insofar as the lands outlined in read and marked "M-2" are concerned and also with respect to lands outlined in blue and shown on the attached plan.
MOTION CARRIED.

It was decided that a meeting should be arranged for Wednesday evening, April 22nd at 8:00 P.M. at which the Village Solicitor, Mr. Ward Allen, Mrs. Cottrell and Mr. Derek Little would be present to discuss all aspects of the Credholm Development Subdivision application.

The meeting adjourned at 8:25 P.M.

CHAIRMAN

April 21st, 1959.

A special meeting of the Streetsville Planning Board was held this date in the Council Chambers at 7:30 P.M. with the following members present:- G. Parker, J.M. Adamson, F.T. Smith, H. Armstrong and K.J. Timney. Chairman Arch was absent on account of Fire Department activities and Mr. F. T. Smith was appointed to act in his stead.

The minutes of the meeting of April 13th were read and adopted by motion.

The matter of retaining Municipal Planning Consultants Company Limited, represented by Mr. Derek Little, on behalf of the Planning Board was now discussed and it was

Moved by George Parker Seconded by K.J.Timney

THAT Municipal Planning Consultants Limited be retained as Planning Consultants to the Planning Board on the basis as outlined in Offer of Services, dated March 30th, 1959.

MOTION CARRIED.

Since the meeting was called more specifically to deal with the Credholme subdivision application, Village Solicitor H. Ward Allen, Mr. Derek Little, Mrs. Cottrell and her solicitor Mr. Braden were present to study this matter thoroughly with the Planning Board.

After lengthy discussions, it was decided that, in order to make for more efficient handling of subdivision applications which may be submitted for future consideration, it was desirable that a new category be added to the zoning by-law to provide for single family dwellings with the same regulations as under "R-3" to cover with respect to lot, yard, building size and restrictions. Therefore it was

Moved by K.J. Timney Seconded by Geo. Parker

THAT by-law 1202 be amended by the addition thereto of appropriate sections to create a new zone to be known as R-2A, which shall permit R-1 or R-2 uses, but subject to R-3 regulations as to lot, yard, and building size and restrictions.

MOTION CARRIED.

Moved by H. Armstrong Seconded by J.M. Adamson

THAT Planning Board gives draft approval to the proposed plan of subdivision covering Part Lot 7, Con.IV. WHS, conditional upon twenty-one (21) lots only, fronting on the Third Line, being the only lots to be developed for multiple occupancy and with registration to be in accordance with Agreement dated March 4th, 1958 and recommend that Council give similar approval.

MOTION CARRIED.

The meeting adjourned at 9:15 P.M.

CHAIRMAN

April 28th, 1959.

The regular monthly meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present:- Mr. Arthur Arch, Mr. J.M. Adamson, Mr. Geo. Parker, and Mr. F.T. Smith.

The meeting was called to order at 8:15 P.M. and the minutes of the meeting of April 21st, were read and adopted by motion.

Mr. Koshel now submitted to Planning Board draft plan of subdivision, on which he was requesting approval to re-zone from Rural Agricultural to R-2A. After outlining to Mr. Koshel the procedure involved in an application of this nature, it was Moved by F.T. Smith Seconded by Geo. Parker

THAT the Planning Board approves, in principle, the re-zoning of Part of Lot 3, Con. 5, WHS. and presently owned by Mr. Koshel, to R-2A, as and when a satisfactory agreement is made with Village Council.

MOTION CARRIED.

Letter dated April 2nd from Streetsville Public School Board withdrawing their previous application for a ten-acre school site in Credholme subdivision, was now read.

Letter dated April 7th, from Kenadam Associates Limited with plan attached, requesting (a) that his client be allowed to build an additional dwelling unit on his lot, same being in excess of rrquired 14,000 sq. ft. for two dwellings. The lot would not be subdivided. (b) That he be allowed to subdivide the existing lot as per marked-up lot plan, thereby obtaining the required minimum of 7,000 sq. ft. (c) That he be allowed to install sewers and water, using the existing facilities on Main Street.

Planning Board decided that approval on all three requests would have to be withheld until such time as they have been furnished with a letter over the signature of an accredited engineer to the effect that it is possible to install sewer and water facilities to tie in with those existihg on Main Street, and the Secretary was instructed to so advise Kenadam Associates Limited. However, since Planning Board wishes to co-operate to the fullest extent, a member of Kenadam Associates will b e invited to attend the next regular meeting of Planning Board on May 26th, to see if an agreement cannot be reached.

Copy of letter dated A pril 16th from Metropolitan Toronto Plannint Board to the Department of Planning and Development, approving Amendment Number 8 to The Official Plan was now read.

Letter dated April 24th from the Department of Planning & Development, stating that objection had been registered by the Credit Valley Conservation Authority in connection with the Whaley subdivision was now read and discussed.

An "on the site" meeting of Planning Board with the Credit Valley Conservation Authority, Mr, Kleinfeldt, Mr. Little and Mr.Whaley was set up for Tuesday evening May 5th at 7:30 P.M. It was decided that the Secretary would contact Mr. A.S. Mendell, the Village representative on the Credit Valley Conservation Authority and request that he express, in writing, whether he supports or opposes the proposed land use; also he was to be invited to attend the meeting on May 5th.

Deed enclosed in letter dated April 2nd from L.M. McGillivary, Clerk, covering the transfer of approximately 0.019 acres of land to be conveyed to Tube Benders & Fabricators by the Village, was now approved, the Planning Board consent stamped thereon and signed by the Chairman and Secretary.

Deed enclosed in letter dated April 22nd from L.M. McGillivary, Clerk, covering the transfer of approximately 0.056 acres of land to be conveyed by Tube Benders & Fabricators to the Village was now approved, the Planning Board consent stamped thereon and signed by the Chairman and Secretary.

The following accounts were now approved for payment:

The Review - Inv. #13-1011 (Advertising re Amendment #8 to Official Plan) -	$8.40
Langridge Limited - Inv. 6146 (Maps)	2.59
	10.99

Planning Board adjourned at 9:40 P.M.

CHAIRMAN

STREETSVILLE, Ontario
May 26th, 1959.

The regular monthly meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present: Mr. Arthur Arch, Mr. Geo. Parker, Mr. Frank T. Smith and Mr. Joseph Wingfelder.

The meeting was called to order at 8:10 P.M. and the minutes of the meeting of April 28th were read and adopted by motion.

Kenadam Associates, represented by Mr. Ferenc and accompanied by his client, Mr. Zurini Jr., were present in response to a letter sent to him in connection with his application to erect an additional residence and permission to divide his property in an irregular manner in order to comply with the required minimum of 7,000 square feet. Mr. Ferenc was advised, as he had been in the previous letter sent to him under date of April 29th, that the Board must have a letter over the signature of an accredited engineer, to the effect that water and sewer services could be installed, without the use of pumps, to tie in with the existing facilities on Main Street. As to permission to divide the land as proposed, the feeling of the Board was that, until such time as assurance has been received concerning the installation of water and sewers, it was premature to discuss the land division. Mr. Ferenc and Mr. Zurini thanked the Board and withdrew from the meeting.

Mr. Pillsworth, Miss McGahey and a representative of the Texaco Oil Company were present with respect to the application of the Texaco Company for approval to allow Mr. Pillsworth to divide his property in order that he might sell a parcel of land 175' x 150' to the Texaco Oil Company on which they propose to erect a service station. After studying the plan of survey submitted by Mr. Pillsworth, it was

Moved by F.T. Smith Seconded by J. Wingfelder

THAT the Planning Board approves the division of the E.½ of Lot 4, Con.V. WHS. to permit the sale of a portion of it being the S.W. corner of the land in question and having a frontage of 175' on Thomas Street by a uniform depth of 150'.

MOTION CARRIED.

The conveyance of Parts of Lots 8 and 9 of Part of the E.½ Lot 4, Con.V. WHS from Violet Alice Bently to Emma Jane and Gordon Elmer Bently was now discussed and it was

Moved by F.T. Smith Seconded by Geo. Parker

THAT the Planning Board approves the conveyance of parts of Lots 8 & 9 of Part of E½ of Lot 4, Con.V. WHS., from Violet Alice Bentley to Emma Jane Bentley and Gordon Elmer Bentley and being 8' frontage on Pearl Street with a uniform depth of 107'

MOTION CARRIED.

Mr. Koshel's application for re-zoning of his property from "Rural Agricultural" to "R-2A" was now discussed

and it was decided that consideration of this application would be deferred until such time as a decision has been received from the Minister as to the outcome of a similar application by Mr. Whaley. If an unfavorable decision is handed down, it was deemed to be a waste of time and money to proceed with Mr. Koshel's application. Therefore it was

Moved by Geo. Parker Seconded by J. Wingfelder

THAT the Planning Board cannot give consideration or approval to the proposed Koshel subdivision of Part of Lot 3, Con. V. WHS until such time as a decision is made by the Credit Valley Conservation Authority with respect to the Whaley land.

MOTION CARRIED.

After discussion concerning Amendment No. 9 to the Official Plan of the Village of Streetsville, which is presently before the Department of Planning & Development for approval, it was decided that it might expedite matters if a conference were arranged between representatives of Council, Planning Board, Mr. Ward Allen, Mr. Derek Little, the Minister or his Deputy, Metropolitan Toronto Planning Board and Toronto Township Planning Board. To this end, the secretary was advised to contact Mr. Derek Little and request that he endeavour to arrange such a conference.

Planning Board adjourned at 9:45 P.M.

Chairman

STREETSVILLE, Ontario
June 16th, 1959.

A Special Meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present:- Mr. A. Arch, Mr. J. Wingfelder, Mr. F.T. Smith, Mr. J.M. Adamson and Mr. H. Armstrong.

The meeting was called to order at 7:45 P.M. and the minutes of the meeting of May 26th, were read and adopted by motion.

A copy of a letter addressed to Mr. C. Zurini from Adam J. Ferenc, P. Eng., in connection with the sewer and water facilities to service Mr. Zurini's property, was now read. The secretary was instructed to have Mr. Hamilton, Clerk of Works make an inspection of this property and issue a report with his recommendation indicated thereon.

Mr. Derek Little, who had prepared Amendment Number 10 to the Official Plan, was now invited to present same for study. After lengthy discussion, it was

Moved by F.T. Smith Seconded by J. Wingfelder

THAT the Planning Board recommends to Village Council the adoption of Amendment No. 10 to The Official Plan of The Village of Streetsville and that the Chairman and Secretary be authorized to execute the necessary documents.

MOTION CARRIED.

Moved by J. Wingfelder Seconded by Howard Armstrong

THAT the Planning Board authorizes the Planning Consultant and Village Solicitor to prepare a By-law amending By-law 1202, inserting a new section 8A creating an R.2A Zone and designating Blocks "A" and "D" as Industrial M.2 and the lands westerly of the easement between Lots 51 and 52 as Greenbelt,R1 and R2, and the remainder as RA and recommends to Village Council the passing of such by-law.

MOTION CARRIED.

Mr. Maurice Foster and agents acting on behalf of a client who has taken an option on the property at 128 Queen Street South, known as the Borgstrom property, now presented to the Board a request to have this property re-zoned "Commercial" in order to erect a shopping centre. While the Board did not oppose the re-zoning as such, they wished to be assured that it was the intention of the interested party or parties to proceed with the least possible dealy with the erection of such shopping centre and did not intend to have this property zoned "Commercial" in order that they might be in a position to hold same for speculative purposes. The Board was assured that, at the price at which the property had been optioned, it was the firm intention of their client to proceed with the erection of a shopping centre as soon as the way had been made clear for them to do so.

Accordingly, it was
Moved by J. Wingfelder Seconded by F.T. Smith
THAT Mrs. Bourne take necessary action to have hearing re re-zoning Part E½ Lot 4, Con. V. WHS, Toronto Twp., and Parts Lots 3, 4 and 5, (formerly Crumbie lands).
MOTION CARRIED.

The meeting adjourned at 9:45 P.M.

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Chairman

Streetsville, Ontario
July 16th, 1959.

A Special meeting of the Streetsville Planning Board was held this date with the following members present:-

Chairman - A. Arch
Members Geo. Parker
J.M. Adamson
F.T. Smith

The meeting was called to order at 7:40 P.M. and Planning Consultant Derek Little outlined the meetings which he had had with the Department of Planning & Development along with Metro Planning Board and Township of Toronto representatives. Mr. Little presented to the Planning Board, revised amendment number 10 to the Official Plan which he had revised in accordance with recommendations of the Department of Planning & Development. After reviewing the revised proposed amendment number 10 thoroughly, it was

Moved by F.T. Smith Seconded by Geo. Parker

THAT Amendment Number 10 to The Official Plan as previously approved be withdrawn and that Proposed Amendment Number 10 to The Official Plan of The Streetsville Planning Area as revised by Mr. Derek Little in accordance with recommendations from The Department of Planning & Development be approved by this Board and recommended to The Municipal Council of The Village of Streetsville for their adoption and that the Chairman and the Acting Secretary be authorized to execute same.

MOTION CARRIED.

Moved by F.T. Smith Seconded by Geo. Parker

THAT Streetsville Planning Board recommends to Village Council the rescinding of By-law 1331 and the adoption of a new replacing by-law in accordance with the revisions as approved.

MOTION CARRIED.

The meeting adjourned at 8:40 P.M.

Chairman

Streetsville, Ontario
July 28th, 1959.

The regular monthly meeting of the Streetsville Planning Board was held this date with the following present:-

Chairman: Arthur Arch
Members: George Parker
Howard Armstrong
Joseph Wingfelder

The meeting was called to order at 8:10 P.M. and the minutes of the meeting of July 16th, were read and adopted by motion.

Mr. Zurini's application for approval to erect an additional dwelling on his property on Wyndham Street was now discussed. Mr. Zurini informed the Board that, although not shown on the plan submitted, he actually owned approximately 10' more of land and had a survey verifying same. Mr. Zurini was requested to produce this survey for study and he left the meeting in order to comply with this request.

The matter of the re-zoning of the Borgstrom property from R.3 to C.1 was the next order of business. Property owners within a radius of 300' of this property had been advised of this meeting and invited to attend in order to voice their opinions with respect to the proposed re-zoning, and five of such owners had availed themselves of this opportunity. On polling each property owner individually, it was determined that they were unanimous in their approval of the proposed re-zoning; in addition to which one response by mail had been received by the Secretary also supporting the proposed re-zoning. The Board concluded that other property owners who had neither attended the meeting or replied by mail, were also in favour of the re-zoning. Mr. Parker, who is chairman of a committee making a study of the co-ordination of the older section of the Village, also voiced his approval of the proposed re-zoning, expressing the opinion that the erection of a shopping centre at this location, would give a more compact design to the Village and tie in most satisfactorily with the existing business establishments. Mr. Foster, who was present with his clients, expressed his gratification with the results so far attained, and retired from the meeting. Accordingly, it was

Moved by J.L. Wingfelder Seconded by H.A. Armstrong
That the Planning Board recommend to the Council that the area designated as the "Borgstrom" property be re-zoned from R.3 to C.1, no objections having been registered with the Planning Board.

MOTION CARRIED.

After the passing of the above motion and the withdrawal of the property owners, a Mr. Rogers arrived at the meeting. Mr. Rogers who owns the property immediately across the road from the property proposed to be re-zoned, was asked his opinion

of the proposed re-zoning and he also supported the above motion.

Mr. Zurini now returned to the meeting with a copy of the deed to his property, which did not assist the Board to arrive at a decision to his application. Since the plans did not conform with the By-law with respect to minimum set-back or land area, and there was also doubt as to the status of Wyndham Street, Mr. Zurini was advised that no decision would be handed down until such time as a survey of his property could be studied, on receipt of which the Board would be glad to attend a special meeting in order to deal specifically with this application.

In the course of discussion with Mr. Zurini, he informed the Board that he was presently engaged in the erection of a dwelling in the Village which, according to him, did not conform with the set-back regulations set forth in the By-law and the Secretary was instructed to have Mr. Hamilton, Clerk of Works, investigate this matter.

The secretary was authorized to renew the subscription for active membership in Community Planning Association of Canada for the current year in the name of J. Wingfelder.

The meeting adjourned at 9:50 P.M.

Chairman

Property Owners who were present at meeting July 28th:-

Mr. Russell	-	136	Queen St.S.
Mrs. Patterson		116	Queen St.S.
Mr. Weismann		89	Queen St.S.
Mrs. Thompson		152	Queen St.S.
Mr. Grosvenor		142	Queen St.S.
Mr. Rogers			

Response to letters received from:

Mr. Webster	113	QueenSt.S.

All in favour of C.1 Zone

STREETSVILLE, Ontario,
August 18th, 1959.

A Special Meeting of the Planning Board was held this date in the Council Chambers at 10:30 P.M. after having met with Council to discuss By-law Number 1202 in relation to the older section of the Village. In the absence of Arthur Arch, it was moved that Reeve Adamson act as chairman.

Amendment Number11 to the Official Plan which had been prepared by Planning Consultant Derek Little was now submitted for review and discussion and, after revisions had been made to same, it was
Moved by Frank Smith Seconded by Geo. Parker
THAT the Streetsville Planning Board recommends to Village Council adoption of Amendment Number 11 to The Official Plan of the Streetsville planning area.
MOTION CARRIED.

Notice of Hearing from the Committee of Adjustment to be held on Tuesday evening, August 25th, re application of Applewood Motors to alter and extend existing Service Station, was now discussed and it was
Moved by Frank Smith Seconded by Geo. Parker
THAT the Committee of Adjustment be advised that The Planning Board opposes the Application of Applewood Motors Ltd. for re-location of its service station entrances due to proximity to a school.
MOTION CARRIED.

Planning Board adjourned at 11:40 P.M.

Chairman

Streetsville, Ontario.
September 23rd, 1959.

The regular monthly meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following present:

Chairman - Arthur Arch
Members - J. Wingfelder
H. Armstrong
M. Adamson

The meeting was called to order at 8:10 P.M. and the minutes of the meetings of July 28th and August 18th were read and adopted by motion.

The report with respect to the set-back of the house which is being constructed for Mr. Plet, which Mr. Hamilton had been requested to prepare, was now read and as this report states that in his opinion the zoning by-law has been complied with, this matter is now considered closed.

Letter from Mr. Foster, dated September 17th re application of Mr. C. Zurini to divide his property was now read. Mr. Foster, who was present with Mr. Zurini, Jr. was now invited to discuss this matter with the Board. The plan of survey which Mr. Foster had attached to his letter was studied and it was decided that Mr. Parker would be contacted by Mr. Zurini to ascertain if he (Mr. Parker) had been able to obtain the approval of a majority of the property owners to assume their share of the cost of having proper sewer facilities installed so that the cost would be distributed among the property owners rather than have Mr. Zurini assume the full cost to the possible eventual benefit of future property owners who would be entitled to avail themselves of this installation. Since, in the opinion of members of the Board, Mr. Zurini's application was reasonable providing proper sewer facilities can be arranged, it was

Moved by J. Wingfelder Seconded by H. Armstrong

THAT the Secretary of the Planning Board communicate to the Committee of Adjustment that we do not oppose the division of the Zurini Property as shown on Plan of survey No. A.702, dated September 3rd, 1959, Part Lot 1, provided all by-laws in respect to sewage, water, roads and any other by-laws that may apply, are adhered to and cleared to the satisfaction of the Village.

MOTION CARRIED.

Letter dated September 21st, from H. Dunn requesting tentative approval to his plan to divide his property into three lots was now read and discussed. The sketch submitted by Mr. Dunn revealed that he wished to divide his property in such a manner so that he would have two front lots on Queen Street South of approximately 73' x 242' and 70' x 242' and one irregularly shaped rear lot which would abut the two front lots. Since this rear lot would be completely land-locked and would not abut a municipal road in accordance with Section 6.4 of By-law 1202, it was decided that the division of the land as set out in the plan submitted, could not be granted.

The secretary was instructed to contact the Village Solicitor and as certain what, if any, obligations or responsibilities would be thrust upon the Village if approval were granted for the division of land whereby such land becomes land-locked.

Also the question as to whether or not a property could be divided more than once without it being compulsory to put a plan of subdivision thereon, was also discussed and the secretary was requested to investigate this phase and report.

In view of the foregoing, it was decided that Mr. Dunn be advised that the only way in which approval for division of his property would be granted, would be for him to divide the land into two parcels only, with both lots fronting on Queen Street South.

Copy of survey and copies of site plan of the proposed shopping centre on Queen Street North, submitted by Mrs. Petraitis were now studied and it was

Moved by H. Armstrong Seconded by J. Wingfelder

THAT the shopping centre plan submitted by Mrs. Petraitis be approved by Planning Board as to area and location of stores only, as per information taken from survey Plan No. 548, August 17th, 1959.

MOTION CARRIED.

The following correspondence and notices were now read:-

(A) Copy of letter dated September 21st, from F.J. McDonnell, Secretary-Treasurer of the Separate School Board to Credholme Development Limited, advising that his Board would not require a school site in their subdivision.

(B) Copy of the decision of the Committee of Adjustment re application by Applewood Motors for re-location of gas pumps and the extension of a showroom.

(C) Notice of Appointment for Hearing in the matter of an application of the Corporation of the Township of Toronto for approval of its Restricted Area By-law #2855 to be held at 11:00 A.M. Thursday, October 1st, at the Board's Chambers, 145 Queen Street West, Toronto.

(D) Notice of Hearing of the Committee of Adjustment to be held at 8:00 P.M. Wednesday, September 23rd, to hear application by Dolphin Development Company on behalf of various owners of Lots 1 2 11 12 13 14 36 37 38 39 40 and 49, Plan 529 Streetsville.

The matter of the financial position of the Board was now discussed and the Secretary was instructed to request Mr. Little to submit any bills for which the Planning Board might be responsible and thereafter to submit his account each month.

The meeting adjourned at 10:00 P.M.

Chairman

Streetsville, Ontario
October 22nd, 1959.

The regular meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following members present:- Chairman - A. Arch
Members H. Armstrong
J.M. Adamson
F.T. Smith

The meeting was called to order at 8:00 P.M. and the minutes of the meeting of Sept. 23rd were read and adopted.

The matter of the proposed shopping centre to be located on the Borgstrom property, was the first order of business. Mr. Geo. Wilson thanked the members of the Board for accommodating him and his clients in the matter of calling the meeting at an earlier date than that regularly scheduled and then proceeded to introduce the members of his party who were present with a model of the proposed centre. This model was set up and studied. It was ascertained that the proposed centre would house a food market, bank, drug store, shoe store, men's wear, L.C.B.O. store, sporting goods store, ladies' wear store, variety store and a hardware store. A bowling alley with adjacent snack bar would be located in the basement while office space for professional offices would be located on the second floor. It was discovered that the area occupied by the buildings in relation to the land area was approximately 5% in excess of that allowed by the by-law. However, Mr. Goulding, Vice-president of Hill-Clark-Francis Company, who are constructing the shopping centre with Umbacher & Wix, architects, assured the Board they were most anxious to adhere strictly to the by-law and would amend their plans accordingly. He also pointed out that the parking area had been designed so as to retain as many as possible of the lovely trees which are located on this property. Barring unforeseen obstacles, it is the intention to start construction of the centre in April 1960 and have same ready for opening not later than November 15th, 1960. The Board were unanimous in their approval of the model with the building area amended to conform to the by-law and it was

Moved by F.T. Smith Seconded by J.M. Adamson

That the Planning Board approves, in principle, the design and location of buildings of the proposed shopping dentre on the Borgstrom property as presented at this meeting.

MOTION CARRIED.

Mr. Wilson and his party thanked the Board for their co-operation and withdrew from the meeting.

Mr. Jameson, representing Dolphin Development Co. was present in connection with a request for approval of a deed covering the transfer of property from his Company to Mr. & Mrs. Walker. The plan of survey submitted was studied and it was

Moved by F.T. Smith Seconded by H.A.Armstrong

That approval be given to the re-arrangement of Lots 1 and 2, Plan 621, as shown on attached survey dated June 22, 1959 and that Deed of land dated Oct. 8, 1959, Dolphin Development Co. Ltd. to Norma Mae Walker and James Walker be approved.

MOTION CARRIED.

Messrs. Gerald and Noel Patterson now submitted a plan of survey of their property on the south-east corner of Tannery Street and Joymar Drive. They were present to discuss the possibility of having this land divided to provide building lots for two houses and have same re-zoned from M.2 to Residential. The plan of survey was studied and discussed and the Patterson brothers were advised of the study which is presently being undertaken by Derek Little with respect to revision of the Official Plan. In view of the foregoing, they were agreeable to having this survey forwarded to Mr. Little in order that he might include their property in his study.

Mr. Atchison, the owner of property having frontages on both Queen Street and Arch Road, who had been present during the foregoing discussions, now wished to explore the advantages of having his property re-zoned either "commercial" or "R.3." Some time ago, Mr. Atchison had submitted an application for an apartment building on this site which the Planning Board had not approved only becuase of the fact that the garages were so located as to be facing a "residential" area. Mr. Atchison was not yet sure of the purpose to which this site would be put by a prospective buyer and it was decided that he ascertain for certain the use to which this land would be put and advise the secretary, whereupon this information would be relayed to Mr. Little to include in his study also.

A letter from L.O.L. 263 - Streetsville, dated October 22nd, requesting the re-zoning of their property on Queen Street South, from "residential" to "commercial" was now discussed and the secretary was instructed to advise Mr. Sproule, recording secretary, that this matter would also be turned over to Mr. Little for consideration.

Letter dated October 13th, from H. Dunn requesting approval for the division of his property into two lots was discussed and the secretary was instructed to advise Mr. Dunn that the Board would be pleased to consider his request when a proper survey had been submitted.

The meeting adjourned at 10:10 P.M.

Chairman

STREETSVILLE, Ontario
November 24th, 1959.

The regular meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following present:-

Chairman - A. Arch
Members - F.T. Smith
Geo. Parker
J.M. Adamson

The meeting was called to order at 8:00 P.M. and the minutes of the meeting of October 22nd were read and adopted.

Amendment Number 11 to the Official Plan was the first order of business and a letter dated November 23rd from Hill-Clark-Francis confirming the intention of the developer to proceed with the construction of this shopping centre as originally proposed, was now read.

Mr. Derek Little's report concerning the letter dated November 4th from the Department of Planning and Development was studied and the following conclusions reached:-

Item 1:- Planning Board was in accord with the comments expressed in the above mentioned letter in that they did not wish to be in the position of re-zoning property from time to time at the request of the individual applicant but rather as an overall policy for the benefit of the Village at large.

Item 2: The map included in this submission is incorrect, insofar as it does not show the extreme southerly extension of William Street; William Street correctly terminates south of Caroline Street and not at Caroline Street as shown.

Items 3, 4, 5, 6, 7 and 8:- Re Submission and Presentation, were discussed and approved.

Mr. Little's draft policy submitted for consideration was amended by deleting "service stations" from Section"b"thereof so that the paragraph should read:-

b) Shopping Centre Commercial
i) The general uses in this area shall be commercial establishments which provide essential convenience and retail operations.

Second hand stores, and garages, workshops and residential uses shall not be permitted; as well as those prohibited in General Commercial areas.

The Secretary was instructed to communicate with Mr. Little re above and request that he prepare an amended submission, correcting the map, and have same ready, if possible,

for presentation, along with his report of survey which he is undertaking in connection with the old section of the Village, for Monday evening, November 30th.

It was suggested that Mr. Little should advise the Department of Planning and Development that Municipal Planning Consultants Limited had been authorized to conduct a survey and bring in a study covering the ultimate land use in the old portion of the Village so that, as far as possible, permanent zoning could be established and maintained, and the necessity for amendments to the official plan reduced to a minimum.

Plan of survey submitted by Mr. Homer Dunn re division of his property at 322 Queen Street South was now considered and it was

Moved by F.T. Smith Seconded by J.M. Adamson

THAT we concur in the division of Part of E½ Lot 3, Con.5, W.H.S. in accordance with the attached survey, dated October 14th, 1959 and surveyor's descriptions dated November 4th, 1959.

MOTION CARRIED.

It was decided that, since the next regularly scheduled meeting would fall on December 22nd, regular meeting dates would be dispensed with until after the new year and, if urgent business arises in the interim, a special meeting would be called at the discretion of the Chairman of the Board.

The meeting adjourned at 9:30 P.M.

Acting Chairman

Streetsville, Ontario
December 2nd, 1959.

A Special meeting of the Streetsville Planning Board was held this date in the Council Chambers with the following present:-

Chairman - Arthur Arch
Members - J.M. Adamson
F.T. Smith
G. Parker

The meeting was called to order at 10:20 P.M. when a special meeting of the municipal Council which had been held with Mr. Leon Kulynych and Mr. Eric Embacher, representing Hill-Clark-Francis Limited, Mr. J.R. Mason of the P.U.C. and Mr. Arthur Arch of the planning Board, had been recessed in order that the Planning Board might recommend adoption of Amendment Number 11 revised by Mr. Derek Little in accordance with the findings of the Planning Board at their meeting held on November 24th.

Accordingly, it was
Moved by F.T. Smith Seconded by Geo. Parker
THAT the Planning Board rescind approval of Amendment Number 11 as previously worded and dated August 18th, 1959 and substitute therefor, Amendment Number 11 dated Dec. 1st, 1959; a copy of which is attached hereto and recommend adoption of same to the Municipal Council.
MOTION CARRIED.

The meeting adjourned at 10:30 P.M.

Chairman